

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE RESERVE AT WATTERS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Reserve at Watters Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS AMENDED AND RESTATED MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF THE RESERVE AT WATTERS RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2022000145658, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: The Reserve at Watters.
2. The name of the Association: The Reserve at Watters Residential Community, Inc.,
a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Reserve at Watters, recorded under Document No. 2022000108247 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association:

The Reserve at Watters Residential Community, Inc.
c/o Paragon Property Management Group
5501 Headquarters Dr., Suite 220W
Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association or the Association's designated representative:

Name: Paragon Property Management Group
Attn.: Tamara Moore
Mailing Address: 5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number: 469-969-7367
Email Address: info@paragonpmg.com
7. Website to access the Association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com/>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$350.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is recorded.

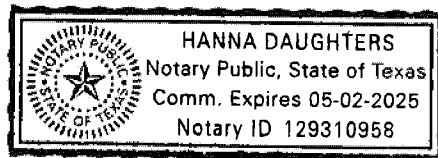
THE RESERVE AT WATTERS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Steve Gohensch
Title: President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 19 day of February, 2025,
by Steve Gohensch, the President of The Reserve at Watters Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Reserve at Watters, recorded as Document No. 2022000108247 in the Official Public Records of Collin County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Watters, recorded as Document No. 2023000085794, in the Official Public Records of Collin County, Texas.
2. The Reserve at Watters Community Manual, recorded as Document No. 2022000125049 in the Official Public Records of Collin County, Texas.
 - a. The Reserve at Watters First Supplement to Community Manual, recorded under Document No. 2025000019461, Official Public Records of Collin County, Texas.
3. The Reserve at Watters Adoption of Working Capital Assessment, recorded as Document No. 2022000125245, in the Official Public Records of Collin County, Texas.
4. The Reserve at Watters Notice of Service Area Designation Service Area Number 1, recorded as Document No. 2023000086080, in the Official Public Records of Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000019529

eRecording - Real Property

CERTIFICATE

Recorded On: February 20, 2025 12:37 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000019529
Receipt Number: 20250220000317
Recorded Date/Time: February 20, 2025 12:37 PM
User: Keri O
Station: Station 1

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

